

**Prepared By:**  
Stan McDonald  
Jacob Title, LLC  
2101 W. Clinton Ave  
Suite 301  
Huntsville, AL 35805  
File #: 2022-466

20220407000142750  
04/07/2022 08:12:57 AM  
DEEDS 1/2

**Purchase Price:** \$170,000.00

**After Recording Return To:**  
Jeff A Kusiak  
1901 Chandalar Ct  
Pelham, AL 35124

**WARRANTY DEED**

**State of ALABAMA**  
**County of SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Janette Chavez Rico, Single, whose address is 1357 Whirlaway Circle, Helena, AL 35080 (hereinafter referred to as "Grantor(s))**", the receipt and sufficiency of which is hereby acknowledged, by the **Jeff A Kusiak, Married, whose address is 1901 Chandalar Ct, Pelham, AL 35124-1338 (hereinafter referred to as "Grantee(s))**", does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in County, Shelby, to-wit:

***Unit A, Building 7, Phase 2 of Chandalar Townhouses, recorded in Map 7, Page 166 and 166A, in the Probate Office of Shelby County, Alabama.***

***PHYSICAL ADDRESS OF PROPERTY: 1901 Chandalar Ct, Pelham, AL 35124-1338.***

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 4th day of April, 2022.

*Janette Chavez Rico*  
Janette Chavez Rico

STATE OF ALABAMA  
COUNTY OF JEFFERSON

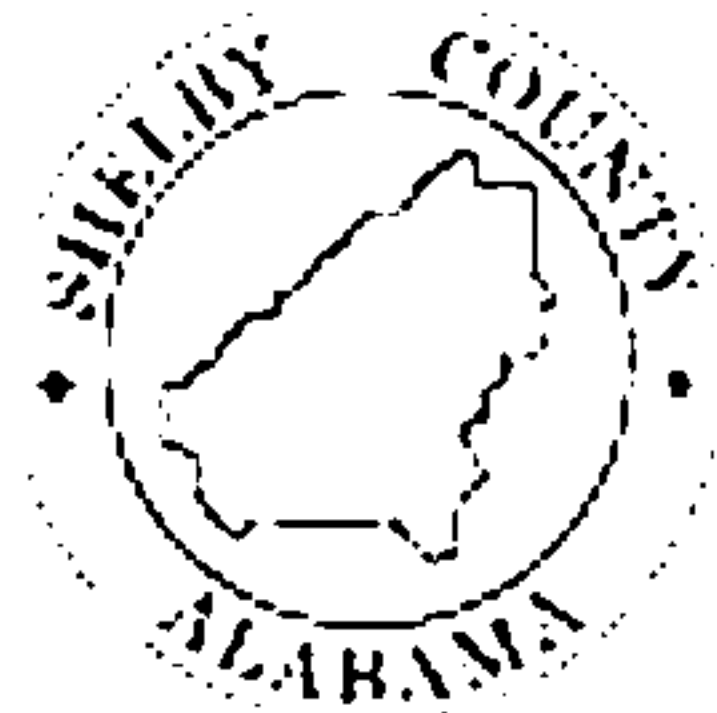
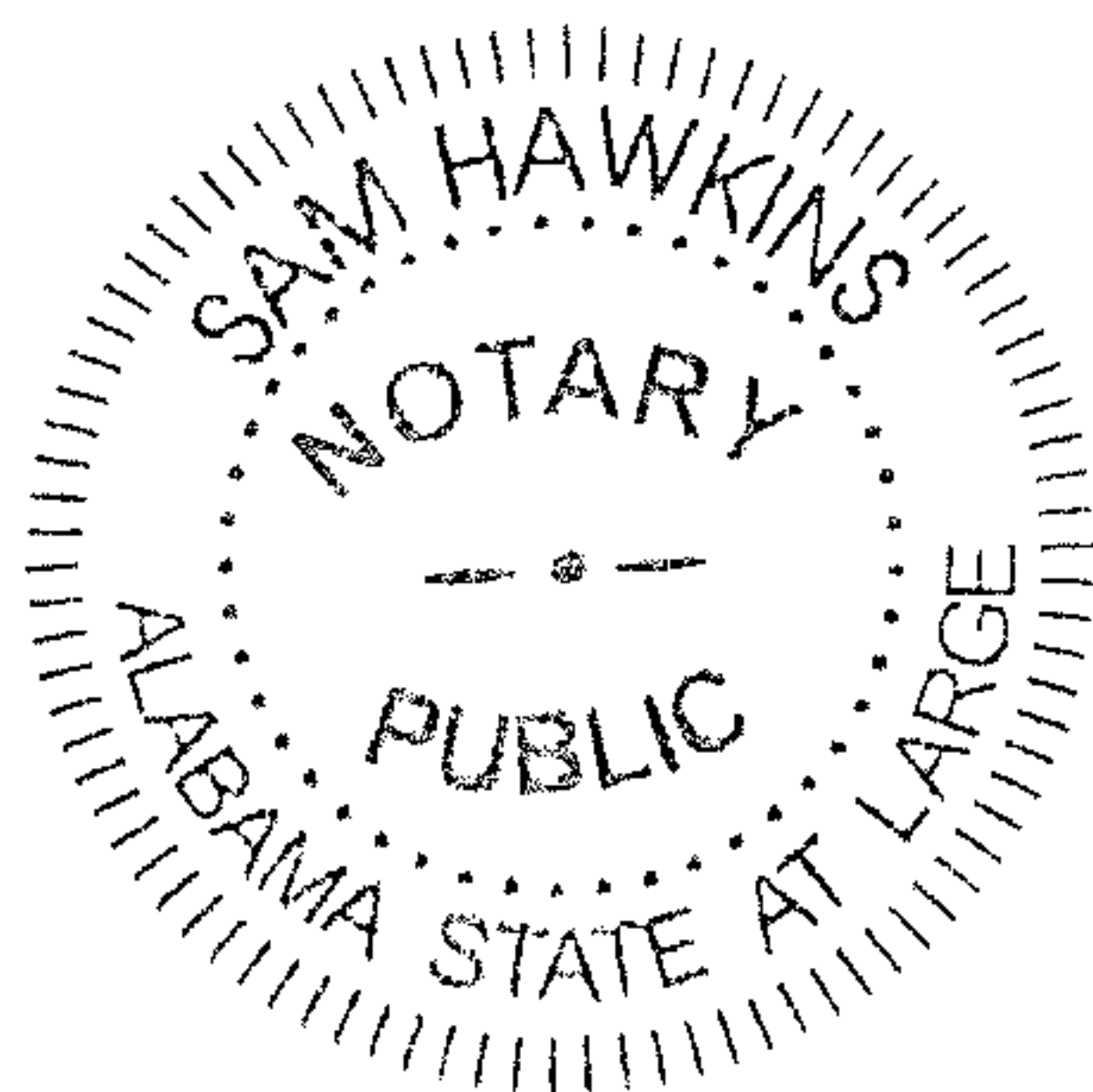
I, the undersigned Notary Public in and for said County and State, hereby certify that Janette Chavez Rico whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2022.

*[Handwritten Signature]*

Notary Public  
My Commission Expires:

*8/3/25*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/07/2022 08:12:57 AM  
\$28.50 CHERRY  
20220407000142750

*Allie S. Bayl*